

City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON
COUNCIL MEMBER GABE LELAND, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Mr. Deonte Agee
Assistant City Council Committee Clerk

THURSDAY, FEBRUARY 21, 2019

10:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 10:05 A.M. – PUBLIC HEARING – RE:** Request to establish an Obsolete Property Rehabilitation District on behalf of The Platform (#556), in the area of 22000-22020 Grand River, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**
- E. 10:15 A.M. – PUBLIC HEARING – RE:** Request to establish an Obsolete Property Rehabilitation District on behalf of Howmanø Marina (#602), in the area of 14601 Riverside Blvd., Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**
- F. 10:25 A.M. – PUBLIC HEARING – RE:** Petition of Third New Hope Baptist Church (#577), requesting the secondary street name in honor of Dr. Edward L. Branch in the area

of Plymouth Road and Steel Street. **(City Planning Commission/Legislative Policy Division; Historic Designation Advisory Board; Law Department; Planning & Development Department; Department of Public Works; Public Lighting Department; and Petitioner)**

- G. **10:35 A.M. – PUBLIC HEARING – RE:** Request of Council President Brenda Jones, requesting the secondary street name in honor of legendary boxer, trainer, commentator and 1963 National Golden Glove winner Emmanuel Steward in the area of East Jefferson Avenue and St. Aubin Street. **(City Planning Commission/Legislative Policy Division; Historic Designation Advisory Board; Law Department; Planning & Development Department; Department of Public Works; Public Lighting Department; and Petitioner)**

UNFINISHED BUSINESS

1. Status of **Council Member Scott Benson** submitting memorandum relative to NEZ Homestead & Rehabilitation Jurisdictions. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
2. Status of **Legislative Policy Division** submitting Proposed Ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, *Publicly-Funded Construction Projects, Division 1, In General, Section 14-12-4, Responsibility and requirements, 14-12-5, Exceptions to Workforce Target, 14-12-6, Compliance, 14-12-7, Application and reporting*, to provide for the health, safety and general welfare of the public by encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 2-7-19)**
3. Status of **Council Member Scott Benson** submitting memorandum relative to Legal Opinion on CBO (Community Benefits Ordinance) Ordinance Amendments. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
4. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for LPD to Draft an Amendment to the Proposed 51% Local Hiring Ordinance to Require Section 3 Certification on City-funded Construction Projects. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
5. Status of **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to Request for LPD to Draft an Amendment to the Inclusionary Housing Ordinance to Include Tax Abatements as a Trigger for the Affordable Housing Requirements. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
6. Status of **Council Member Gabe Leland** submitting memorandum relative to Community Outreach for Future Carpentry Trade School site. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**

7. Status of **Council Member James Tate** submitting memorandum relative to Analysis of Neighborhood Revitalization Strategy Areas. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
8. Status of **Council President Brenda Jones** submitting memorandum relative to Development Agreements. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
9. Status of **Council Member Gabe Leland** submitting memorandum relative to Stalled Development Projects. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
10. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for an update on the status/progress of the Packard Plant Project and the benchmarks set forth in the development agreement. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
11. Status of **Detroit Economic Growth Corporation** submitting report relative to Tax Incentive Report. **(This report addresses the four line items that were laid out in the memorandum dated January 11, 2019. The attached report examines all of the tax incentives approved since 2015, excluding Neighborhood Enterprise Zone Certificates. Over that time period 93 projects have been approved for tax incentives. Of those 93 approved, 40 projects have been completed at this point. Of the 40 projects that have been completed, 30 of them have submitted their up to date data as of March 2018.))** **(BROUGHT BACK AS DIRECTED ON 2-14-19)**
12. Status of **Planning and Development Department** Submitting reso. autho. Second Amended and Restated Memorandum of Understanding City of Detroit and Detroit Land Bank Authority. **(The City of Detroit (“City”) has engaged the Detroit Land Bank Authority (“DLBA”) to perform certain services for the City, which the DLBA is well suited to address by its structure and powers granted under Public Act 258 of 2003, to meet the evolving needs of the City and its residents in stabilizing Detroit neighborhoods, addressing challenging market failures, fighting blight and promoting economic growth. To define the scope and manner of the services, the City and DLBA entered into that certain Memorandum of Understanding dated March 14, 2014 that was amended and restated by a First Amended and Restated Memorandum of Understanding approved by Detroit City Council on May 5, 2015 (the “MOU”).)** **(BROUGHT BACK AS DIRECTED ON 2-14-19)**
13. Status of **Council Member Roy McCalister Jr.** submitting memorandum relative to Wayne County Circuit Court’s Decision Reference City of Detroit Zoning Ordinance, Section 61-4-72 regarding the Medical Marijuana Dispensary. **(BROUGHT BACK AS DIRECTED ON 2-14-19)**
14. Status of **Council Member Gabe Leland** submitting memorandum relative to Creditor-Owned Property. **(BROUGHT BACK AS DIRECTED ON 2-14-19)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following **Office of Contracting and Procurement Contracts:**

15. Submitting reso. autho. **Contract No. 6001726** - 100% Federal Funding ó To Provide Safe, and Decent Emergency Housing to Single Women, and Women with Children. ó Contractor: Detroit Rescue Mission Ministries ó Location: 150 Stimson, Detroit, MI 48201 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$100,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
16. Submitting reso. autho. **Contract No. 6001796** - 100% Federal Funding ó To Provide Shelter for Domestic Violence Homeless Individuals. ó Contractor: Neighborhood Service Organization ó Location: 882 Oakman Blvd., Ste. C, Detroit, MI 48238 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$85,000.00. **HOUSING AND REVITALIZATION(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
17. Submitting reso. autho. **Contract No. 6001804** - 100% Federal Funding ó To Provide Financial Assistance to Families with Utility Bills in Arrears, at Risk of Shutoff, or have Eviction Notices. ó Contractor: The Heat And Warmth Fund ó Location: 607 Shelby #700, Detroit, MI 48226 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$100,000.00. **HOUSING AND REVITALIZATION(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
18. Submitting reso. autho. **Contract No. 6001805** - 100% Federal Funding ó To Provide Counseling, Placement & Financial Assistance, and Legal Assistance to Prevent Homelessness. ó Contractor: United Community Housing Coalition ó Location: 220 Bagley, Ste. 224, Detroit, MI 48226 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$350,000.00. **HOUSING AND REVITALIZATION(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
19. Submitting reso. autho. **Contract No. 6001807** - 100% Federal Funding ó To Provide Emergency Shelter, and Case Management for Homeless Women with Children, and Single Women, and Transition them to Permanent Housing. ó Contractor: Salvation Army ó Location: 16130 Northland Dr., Southfield, MI 48075 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$100,000.00. **HOUSING AND REVITALIZATION(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
20. Submitting reso. autho. **Contract No. 6001810** - 100% Federal Funding ó To Provide Services of Intake and Assessment, Housing Plans, Case Management, and Financial Assistance for Homeless Individuals and Families. ó Contractor: Southwest Counseling Solutions ó Location: 5716 Michigan, Detroit, MI 48210 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$125,000.00.

HOUSING AND REVITALIZATION(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)

21. Submitting reso. autho. **Contract No. 6001811** - 100% Federal Funding ó To Provide Coordinated Assess Model, Assess Needs, Referral and Data Collection for Shelter and RR of Homeless. ó Contractor: Southwest Counseling Solutions ó Location: 5716 Michigan, Detroit, MI 48210 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$125,000.00. **HOUSING AND REVITALIZATION(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
22. Submitting reso. autho. **Contract No. 6001111** - 100% Federal Funding ó AMEND 16 To Provide a Time Only Extension for the Russell Woods/Nardin Park Neighborhood Design and Implementation Plan. ó Contractor: Lorcan Oherlihy Architects ó Location: 5815 East Clark Rd., Bath, MI 48808 ó Contract Period: Upon City Council Approval through March 1, 2019 ó Total Contract Amount: \$282,000.00. **PLANNING AND DEVELOPMENT (This Amendment is to extend Time Only. Original Expiration Date December 31, 2018.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
23. Submitting reso. autho. **Contract No. 6001112** - 100% Federal Funding ó AMEND 16 To Provide a Time Extension Only for the Jefferson/Chalmers Neighborhood Design and Implementation Plan Project. ó Contractor: W Architecture and Landscape Architecture, LLC ó Location: 374 Fulton St., 3rd Floor, Brooklyn, NY, 11201 ó Contract Period: Upon City Council Approval through June 30, 2019 ó Total Contract Amount: \$382,826.00. **PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
24. Submitting reso. autho. **Contract No. 6001853** - 100% City Funding ó To Provide Residential Rehab of 3959 Courville for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through February 5, 2020 ó Total Contract Amount: \$83,039.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
25. Submitting reso. autho. **Contract No. 6001855** - 100% City Funding ó To Provide Residential Rehab of 6371 Brace for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through February 5, 2020 ó Total Contract Amount: \$91,225.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

26. Submitting reso. autho. **Contract No. 6001856** - 100% City Funding ó To Provide Residential Rehab of 7060 Navy for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through February 5, 2020 ó Total Contract Amount: \$87,120.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
27. Submitting reso. autho. **Contract No. 6001857** - 100% City Funding ó To Provide Residential Rehab of 8396 Lane for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through February 5, 2020 ó Total Contract Amount: \$80,230.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
28. Submitting reso. autho. **Contract No. 6001889** - 100% City Funding ó To Provide Residential Rehab of 8284 Littlefield, and 1226 Military for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through February 19, 2020 ó Total Contract Amount: \$123,090.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
29. Submitting reso. autho. **Contract No. 6001890** - 100% City Funding ó To Provide Residential Rehab of 8560 Stahelin, and 7743 Senator for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through February 19, 2020 ó Total Contract Amount: \$124,740.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

LAW DEPARTMENT

30. Submitting report relative to Proposed Amendments to the Community Benefits Ordinance. **(The Legislative Policy Division (LPD) has compiled a spreadsheet of proposed amendments to the Community Benefits Ordinance (CBO), listed by Council Member. A legislative staff work group was formed and met to analyze the proposed amendments. LPD has updated the spreadsheet with the work group's recommendations. City Council, through Council Member Benson, has requested the Law Department to provide a legal opinion on the proposed amendments in conjunction with the recommendations made by the legislative work group. The Law Department is responding to the proposed amendments by line item, as set forth in the spreadsheet provided by LPD.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

31. Submitting report relative to Wayne County Circuit Court's Decision regarding City of Detroit Zoning Ordinance, Section 61-4-72. **(Your Honorable Body, through Council Member Roy McCalister, has requested additional information concerning a relatively recent Wayne County Circuit Court decision referencing City of Detroit Zoning Ordinance Section 61-4-72.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

CITY PLANNING COMMISSION

32. Submitting report relative to CPC/LPD comments on proposed Chapter 4 Sign Ordinance. **(As per Your Honorable Body's request at the Planning and Economic Development Standing Committee Meeting of February 7, 2019, City Planning Commission/Legislative Policy Division staff have reviewed the draft ordinance and compiled a series of comments, concerns, and observations as a basis for further discussion.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
33. Submitting report relative to Request of Detroit-Wayne Joint Building Authority for PC (Public Center) Special District Review of proposed exterior alterations to 2 Woodward Avenue ó Coleman A. Young Municipal Center. **(RECOMMEND APPROVAL) (The City Planning Commission (CPC) has received a request from the Detroit-Wayne Joint Building Authority for PC (Public Center) Special District Review of proposed exterior alterations to 2 Woodward Avenue – Coleman A. Young Municipal Center (CAYMC). The request is being made consistent with the provisions of Section 61-3-182 of the Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
34. Submitting reso. autho. Request of Plum Market for PCA (Public Center Adjacent) Special District Review of proposed exterior alterations to 500 Woodward Avenue ó Ally Building. **(RECOMMEND APPROVAL) (The City Planning Commission (CPC) has received a request from Plum Market for PCA (Public Center Adjacent) Special District Review of proposed exterior alterations to 500 Woodward Avenue – Ally Building. The request is being made consistent with the provisions of Section 61-3-182 of the Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
35. Submitting report and Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, Zoning, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, Zoning District Map No. 6 to modify an existing PD (Planned Development District) zoning classification established by Ordinance 902-G on land bounded by East Warren Avenue to the north, St. Antoine Street to the east, Hancock Street to the south, and Brush Street to the west to allow a new building to be constructed at the existing shopping center. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

HOUSING AND REVITALIZATION DEPARTMENT

36. Submitting reso. autho. Amended Resolution Correcting the dates on an Obsolete Property Rehabilitation Exemption Certificate, on behalf of Temple Group Holdings, LLC at 640, 650, 660, 674 Temple Street, Detroit, MI, in Accordance with Public Act 146 of 2000. (Related to Petition #1789). **(The original resolution contained a typo regarding the date by which rehabilitation shall be completed. Initially the resolution states that the rehabilitation shall be completed by September 2, 2020; later the resolution lists an incorrect date of January 1, 2020 for the completion of the rehabilitation. The amended resolution simply provides the correct date in both locations within the resolution.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

LEGISLATIVE POLICY DIVISION

37. Submitting report relative to Declaration of Park Land as Surplus Land. **(On Tuesday February 12, 2019 the Office of Councilman Gabe Leland submitted a memorandum requesting that the Legislative Policy Division provide information pertaining to previous council resolutions adopted regarding the replacement of park land when sold for development purposes.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
38. Submitting memorandum relative to Buffer Space Legislation. **(This memorandum is in response to the June 21, 2018 memo submitted by the Office of Council Member Castaneda-Lopez in regards to a request for the City Planning Commission and the Law Department to work jointly with her office to develop legislation regarding buffer space in the City of Detroit, inclusive of vegetative, spatial and sound buffers.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

PLANNING AND DEVELOPMENT DEPARTMENT

39. Submitting reso. autho. Property Sale by Development Agreement, 2240 and 2250 W. Grand Blvd., and 2700 Ferry, Detroit, MI 48202 (a/k/a Lee Plaza). **(The City of Detroit (“City”), Planning and Development Department (“P&DD”) has received a viable offer to rehabilitate and develop certain City-owned property at 2240 and 2250 W. Grand Blvd., and 2700 Ferry, Detroit, MI, which includes a 15-story vacant building with a .36 acre vacant lot to the east and a .79 acre vacant lot to the south (collectively “Lee Plaza”).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**
40. Submitting reso. autho. Property Sale ó 5021 Tireman, Detroit, MI 48204. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Detroit Sound Conservancy (the “DSC”), a Michigan nonprofit corporation, to purchase certain City-owned real property at 5021 Tireman, Detroit, MI (the “Property”). The P&DD entered into a purchase agreement dated January 3, 2019, with the Purchaser. Under the terms of the proposed Purchase Agreement, the Property will be conveyed to DSC for the purchase price of \$8,500.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

MISCELLANEOUS

41. **Council Member Gabe Leland** submitting memorandum relative to the status of Park Lands in District 7. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

42. **Council Member Gabe Leland** submitting memorandum relative to map of Park Land 6 District 7. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**

43. **Council Member Gabe Leland** submitting memorandum relative to Declaration of Park Land as Surplus Land. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2/21/19)**